

MUNICIPAL DEVELOPMENT

The Department of Municipal Development (DMD) was created by the passage of R-03-304 to assure that capital projects would be completed efficiently and in a timely manner with high quality standards. The Department also oversees the security and maintenance of City facilities, including the operation of Isotopes Stadium.



The Department has consolidated the coordination and management of various capital projects. The creation of the department was cost neutral to the City as a whole as funds were de-appropriated from other City departments to create DMD.

Program strategies include design services for City infrastructure and facilities; design services with capital improvement cost recovery; to provide building and grounds maintenance for the Isotopes Stadium; and to provide management, maintenance and security for the City/County Building, the Law Enforcement Center, select City buildings and facilities, and the Plaza del Sol Building.

MISSION

The Department of Municipal Development has been organized to assure that capital projects are completed efficiently and timely and to provide security and maintenance of City facilities.

Operating Fund Expenditures by Category (\$000's)	ACTUAL FY/03	ORIGINAL BUDGET FY/04	REVISED BUDGET FY/04	ESTIMATED ACTUAL FY/04	APPROVED BUDGET FY/05	APP 05/ EST ACT 04 CHG
Personnel	0	0	10,418	9,792	13,912	4,120
Operating	0	0	4,293	4,472	6,526	2,054
Capital	0	0	50	122	160	38
Transfers	0	0	7,872	7,877	10,003	2,126
TOTAL	0	0	22,633	22,263	30,601	8,338
TOTAL FULL TIME POSITIONS	0	0	201	201	275	74

BUDGET HIGHLIGHTS

The overall budget for the Department of Municipal Development increased \$8.3 million over the FY/04 estimated actual of \$22.3 million. This is mainly due to the transfer of the Parking Division from the Transit Department and the transfer of the Class II work crews from the Parks and Recreation Department.

Six additional staff are approved in the FY/05 budget, four security officers and two construction inspector 3's. The security officers will provide additional security for the museum expansion and parking security at the Gold Street structure. The Department has initiated the construction of approximately \$50 million in capital projects. Two additional construction inspectors are needed in order to provide adequate construction oversight. Costs associated with these positions will be recovered from the capital program.

An additional \$9 thousand was appropriated to maintain the planting strips on Silver Avenue between Yale and Sycamore.

New seating for the Vincent E. Griego Chambers is included with the budget for Fund 290 (City County Facilities Fund). The budget also includes a transfer of \$1.2 million to Fund 435 (City County Building Debt Service).

The budget for Fund 292 (Plaza del Sol Building Fund) is slightly less than the approved FY/04 budget. This budget will maintain current efforts and includes a transfer of \$569 thousand to Fund 405 (Transfer to Sales Tax Debt Service Fund).

The Parking Division is being transferred from the Transit Department in its entirety to DMD. This results in an increase of \$8.5 million in the DMD budget including the transfer to the Parking Facilities Debt Service Fund.

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The parking projects funded with Series 2000A Bonds issued for \$25.6 million in FY/00 were completed in FY/04. It was fully anticipated at the time the bond ordinance was passed that interest earnings would be used to make debt payments until such time as all the proceeds were exhausted on parking projects. In FY/05, the Parking Debt Service Fund transfers approximately \$2.8 million to the Sales Tax Debt Service Fund 405 for the debt service payment of the FY/00 Series 2000A Bonds. Since there are no longer any interest earnings to help cover the debt payments, approximately \$2.1 million is a General Fund subsidy. The balance, approximately \$700 thousand, is from a combination of FY/05 estimated parking revenues and fund balance. The Parking Division faces challenges generating sufficient revenues to continue maintaining efficient parking operations and increased debt obligations.

During the FY/04 State Legislature, Senate Bill 23 was introduced expanding the definition of "governmental gross receipts" to include the rental of parking spaces. As a result, a 5% GGRT will be imposed on parking rents. The Division is considering the financial impact and the most effective method for implementing the 5% GGRT.

The Parking Division's FY/05 proposed budget is a maintenance-of-effort budget. The proposed budget reflects a decrease of .7% from the approved FY/04 budget. This is due mainly to a decrease in personnel costs as a result of retired staff and only minor increases in operating and transfer costs in FY/05.



The Baseball Stadium Operating Fund is affiliated with the DMD. A request to increase the budget is included. The FY/04 budget was based upon proforma financial statements and now with historical costs, the FY/04 and FY/05 budget can be funded accordingly. An additional \$306 thousand is required for the operation and maintenance of the stadium when the warranty expires in April 2004. Revenues are adequate to cover the increased cost.

(\$000's)	ACTUAL FY/03	ORIGINAL BUDGET FY/04	REVISED BUDGET FY/04	ESTIMATED ACTUAL FY/04	APPROVED BUDGET FY/05	APP 05/ EST ACT 04 CHG
PROGRAM STRATEGY SUMMARY BY GOAL:						
GOAL 3: PUBLIC INFRASTRUCTURE						
<u>GENERAL FUND – 110</u>						
Design	0	0	863	846	579	(267)
Design Recovered	0	0	3,406	3,165	5,089	1,924
Strategic Support	0	0	1,096	1,073	1,195	122
Special Events Parking	0	0	0	0	19	19
Transfer from Fund 110 to Fund 641	0	0	0	0	2,300	2,300
Total General Fund - 110	0	0	5,365	5,084	9,182	4,098
<u>PARKING FACILITIES OPERATING FUND - 641</u>						
Parking Services	0	0	0	0	2,897	2,897
Bonus Program	0	0	0	0	0	0
Transfer from Fund 641 to Fund 110	0	0	0	0	570	570
Transfer from Fund 641 to Fund 645	0	0	0	0	2,240	2,240
Total Parking Facilities Operating Fund - 641	0	0	0	0	5,707	5,707
<u>PARKING FACILITIES DEBT SERVICE FUND - 645</u>						
Total Transfer from Fund 645 to Fund 405	0	0	0	0	2,780	2,780
TOTAL - GOAL 3	0	0	5,365	5,084	17,669	12,585

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(\$000's)	ACTUAL FY/03	ORIGINAL BUDGET FY/04	REVISED BUDGET FY/04	ESTIMATED ACTUAL FY/04	APPROVED BUDGET FY/05	APP 05/ EST ACT 04 CHG
GOAL 8: GOVERNMENTAL EXCELLENCE AND EFFECTIVENESS						
<u>GENERAL FUND – 110</u>						
Facilities	0	0	6,074	6,053	6,266	213
Transfer from Fund 110 to Fund 290	0	0	2,789	2,789	2,789	0
Transfer from Fund 110 to Fund 292	0	0	1,274	1,274	1,108	(166)
Total General Fund – 110	0	0	10,137	10,116	10,163	47
<u>CITY COUNTY FACILITIES FUND 290</u>						
City/County Building	0	0	2,806	2,768	2,928	160
Bonus Program	0	0	25	25	0	(25)
Transfer from Fund 290 to Fund 110	0	0	86	86	86	0
Transfer from Fund 290 to Fund 435	0	0	1,200	1,200	1,200	0
Total City County Facilities Fund – 290	0	0	4,117	4,079	4,214	135
<u>PLAZA DEL SOL BUILDING OPERATING FUND 292</u>						
FY/03 Bonus Program	0	0	7	7	0	(7)
Plaza del Sol Building 292	0	0	723	700	717	17
Transfer from Fund 292 to Fund 405	0	0	571	571	569	(2)
Total Plaza del Sol Building Fund – 292	0	0	1,301	1,278	1,286	8
<u>BASEBALL STADIUM OPERATING FUND 691</u>						
Bonus Program	0	0	2	1	0	(1)
Sports Stadium Operations & Maintenance	0	0	543	537	641	104
Transfer from Fund 691 to Fund 110	0	0	6	6	6	0
Transfer from Fund 691 to Fund 695	0	0	1,162	1,162	1,162	0
Total Baseball Stadium Operating Fund- 691	0	0	1,713	1,706	1,809	103
<u>BASEBALL STADIUM DEBT SERVICE FUND 695</u>						
Total Baseball Stadium D/S Fund - 695	0	0	1,162	1,162	1,162	0
TOTAL - GOAL 8	0	0	18,430	18,341	18,634	293
<u>TOTAL APPROPRIATIONS</u>						
Intradepartmental Adjustments	0	0	1,162	1,162	5,702	4,540
NET APPROPRIATIONS	0	0	22,633	22,263	30,601	8,338

REVENUE

Revenue sources for the Department of Municipal Development include parking revenues, baseball stadium revenues and rental of City property. Parking revenues are earned from three main sources that include enforcement, meters and operations. Baseball stadium revenues are lease revenues earned from renting the stadium to the Albuquerque Isotopes. Rental of City Property are lease revenues from other agencies that rent space or buildings from the City.

Estimated parking revenues have been adjusted down from the FY/04 estimate by approximately \$600 thousand in FY/05. In FY/03 a Parking Operations and Financial Review was prepared by Carl Walker, Inc., an independent parking consulting firm. The study included recommendations for managing the City's parking resources and related debt service obligations. The study revealed that Albuquerque's downtown area parking system has a utilization rate of 54% with a parking surplus of more than six thousand spaces during peak demand time. A greater supply of parking spaces with no real increase in demand is one factor influencing the reduction in estimated revenues. For example, the new Metropolitan Courthouse parking structure

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has had a significant impact in FY/04 and is expected to continue in FY/05. In addition, parking fine revenues were anticipated to increase substantially in the FY/04 approved budget estimate as a result of adding police services aides to the Police Department budget. The aides were expected to perform a variety of public safety activities including increased parking enforcement efforts and an increase in the issuance of parking citations. The loss of estimated revenue related to this unrealized initiative is approximately \$220 thousand in FY/04 as well as in FY/05.

The Carl Walker study also recommended rate changes that were implemented and carried over to the FY/04 and FY/05 revenue estimates. An increase in parking meter rates from \$.75 per hour to \$1 per hour would have resulted in an additional \$200 thousand in parking meter revenue. Although, the increase has helped to minimize the impact, the change from one-way to two-way traffic with fewer parking meters in the downtown area has resulted in less than anticipated parking meter revenue. The maximum hourly parking rate for other structures was increased from \$6 to \$8 per day in FY/04. This resulted in an increase in revenue of \$40 thousand in FY/04 and will carry forward into FY/05.

Rental Income is budgeted \$30 thousand higher than the estimated actual amount of \$1.2 million for FY/04. The Baseball Stadium revenues are budgeted \$210 thousand more than the FY/04 estimated actual amount due to the inclusion of Rent Surcharge revenues in this budget cycle.

Department Generated Fees for Services (\$000's)	ACTUAL FY/03	ORIGINAL BUDGET FY/04	ESTIMATED ACTUAL FY/04	APPROVED BUDGET FY/05	APP 05/ EST ACT 04 CHG
Rental Income – 290	0	1,361	1,219	1,249	30
Parking Enforcement – 641	0	0	0	351	351
Parking Meters – 641	0	0	0	655	655
Parking Operations – 641	0	0	0	2,353	2,353
Baseball Stadium Revenue – 691	0	1,515	1,597	1,807	210

PRIOR YEAR ACCOMPLISHMENTS

- During the first year of existence, the department initiated in excess of \$100 million of Capital projects.
- During 2003 ten “prototype” design options for median landscape were developed. Starting in November 2003, the project moved into the implementation phase with 2001 general obligation bond funds. To date, nine projects have been completed, two projects are in construction and two more projects are funded but awaiting final approval.
- Completed the design and began the construction of the \$14 million Golf Course and Irving Roadway Improvement project. The project includes expanding the existing 2-lane roadway into a 4-lane facility with bike lanes, median landscaping, sidewalks, and trails from the Sandoval County Line to the Bernalillo County Line.
- Completed the design and began the construction of the \$8 million Gibson Boulevard Rehabilitation project. The project includes the rehabilitation of the existing concrete pavement and addition of on-street bike lanes, off-street bike trail on the north, and landscaping from Carlisle Boulevard to Interstate 25.
- Completed construction of the Manzano Mesa gym.
- The Barelas Railroad ball field was built. The field was dedicated on June 30th. The site includes a three-field complex, which increases opportunities for tournament play. The cost of this project was \$468,500.
- Quintessence Park, a five-acre park, was completed four months ahead of schedule. The cost of this project was \$800,000.
- Developed a ‘draft’ Park Design Guidelines necessary to provide consistent information to the design consultant for the design of park projects. Will address maintenance criteria in design and will function as a checklist for the project managers to ensure compliance.
- Completed rehabilitation of the storm drain at 47th Street and Central SW.
- Completed the construction of the storm drain diversion from the intersection of Chico and Morris NE to I-40 channel.
- Completed re-construction of the Bear Arroyo west of Wyoming to the Arroyo del Oso Golf Course.

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- The Energy Management Office performed energy lighting retrofits to several city facilities including: floors 4,5,6, and basement of the City/County Building; 1st floor and basement of the Law Enforcement Center; and several fire stations. These lighting retrofits will save the City approximately \$30,000 in recurring expense yearly.
- The Downtown Facilities Maintenance Section replaced the water-cooled condenser for the Council/Commission Chambers with an air-cooled unit. This change-out saved the City 1 million gallons in water for FY04. This group also installed waterless urinals in the basement men's restrooms as a test site. The test has been completed

and findings indicate that the waterless urinals are a viable option for replacement of water using fixtures. Installation of additional waterless urinals will begin in FY/05.

- In FY/04, by purchasing natural gas from Wasatch Energy Corporation instead of PNM the City saved approximately \$1 million through cost avoidance.

PRIORITY OBJECTIVES/COUNCIL DIRECTIVES

HUMAN AND FAMILY DEVELOPMENT GOAL: PEOPLE OF ALL AGES HAVE THE OPPORTUNITY TO PARTICIPATE IN THE COMMUNITY AND ECONOMY AND ARE WELL SHELTERED, SAFE, HEALTHY, AND EDUCATED.

- Complete the renovation of the Highland Swimming Pool by the end of FY/05.
- Complete design and initiate construction of the West Mesa Aquatic Center during F/05.
- Complete design and initiate construction of the West Side Skate Park at the Alamosa Community Center during FY/05.

PUBLIC INFRASTRUCTURE GOAL: ENSURE THAT ALL EXISTING COMMUNITIES ARE ADEQUATELY AND EFFICIENTLY SERVED WITH WELL-PLANNED, COORDINATED, AND MAINTAINED SEWER, STORM, WATER AND ROAD SYSTEMS AND AN INTEGRATED MULTI-MODAL REGIONAL TRANSPORTATION SYSTEM. ENSURE THAT NEW DEVELOPMENT IS EFFICIENTLY INTERGRATED INTO EXISTING INFRASTRUCTURES AND THAT THE COSTS ARE BLANCED WITH THE REVENUES GENERATED.

- By the end of December 2005 complete Unser Boulevard between Montano and Atrisco.
- By the end of December 2005 start construction of Paseo del Norte between Golf Course Road and Kimmick.
- In collaboration with the New Mexico DOT and the Mid Region Council of Governments meet on a biannual basis and report on progress toward identifying and securing Federal and State funds for the demolition, reconstruction and expansion of the interchange of Coors Boulevard with Interstate 40.
- In collaboration with the New Mexico DOT, MRCOG and Bernalillo County begin construction of University Boulevard South by 2005.

SUSTAINABLE COMMUNITY DEVELOPMENT GOAL: GUIDE GROWTH TO PROTECT THE ENVIRONMENT AND THE COMMUNITY'S ECONOMIC VITALITY AND CREATE A VARIETY OF LIVABLE, SUSTAINABLE COMMUNITIES THROUGHOUT ALBUQUERQUE.

- Complete design of the Albuquerque Bicycle Park by the end of FY/05.

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ENVIRONMENTAL PROTECTION AND ENHANCEMENT GOAL: PROTECT AND ENHANCE ALBUQUERQUE'S PLACES AND NATURAL ENVIRONMENT – ITS MOUNTAINS, RIVER, BOSQUE, VOLCANOES, ARROYOS, CLEAN AIR AND UNDERGROUND WATER SUPPLY.

- Develop plans in each City department to reduce water use. Evaluate existing goals and strategies and monitor outcomes to assure the overall city institutional water usage is reduced by 3%. Report results to the Mayor and City Council by the end of the fourth quarter FY/05.

COMMUNITY AND CULTURAL ENGAGEMENT GOAL: RESIDENTS ARE FULLY AND EFFECTIVELY ENGAGED IN THE LIFE AND DECISIONS OF THE COMMUNITY TO: PROMOTE AND ENHANCE OUR PRIDE, CULTURAL VALUES AND RESOURCES; AND, ENSURE THAT ALBUQUERQUE'S COMMUNITY INSTITUTIONS ARE EFFECTIVE, ACCOUNTABLE AND RESPONSIVE.

- Complete construction of the Balloon Museum shell by December 2004.
- Complete and open the first phases of Tingley Beach renovation, including the parking area, lakes, plantings, wetlands, the Train, and the realigning of Tingley Drive by end of FY/05.